

City of Falls Church

Meeting Date: 10-09-18	Title: (TO18-11) AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF FALLS CHURCH, VIRGINIA, BY REZONING A TOTAL OF APPROXIMATELY 34.6527 ACRES OF LAND FROM R-1A, LOW DENSITY RESIDENTIAL TO B-2, CENTRAL BUSINESS FOR THE PROPERTIES AT 7124 LEESBURG PIKE (REAL PROPERTY CODE NUMBERS 51-221-001, 52-221-002 AND 51-221-003), ON APPLICATION BY THE CITY OF FALLS CHURCH AND THE SCHOOL BOARD OF THE CITY OF FALLS CHURCH	Agenda No.: 10 (b) (2)
Proposed Motion: MOVE to grant first reading for (TO18-11); refer to the Planning Commission, School Board, and Economic Development Authority for comments; schedule second reading and public hearing for December 10, 2018; and advertise the same according to law.		
Originating Dept. Head: James Snyder, Director of Community Planning and Economic Development Services 703-248-5182 JBS 10-04-18 Paul Stoddard, AICP, Planning Director 703-248-5041 PS 10-4-18 Carly Aubrey, AICP, Principal Planner/WFC Project Manager CMA 10-04-18 703-248-5106		Disposition by City Council: MOTION to grant first reading for (TO18-11); refer to the Planning Commission, School Board, and Economic Development Authority for comments; schedule second reading and public hearing for December 10, 2018; and advertise the same according to law. PASSED 7-0.
City Manager: Wyatt Shields 703-248-5004 FWS 10-4-18	City Attorney: Carol McCoskrie 703.248.5010 CWM 10-3-2018	CFO: Kiran Bawa 703-248-5092 KB 10-4-18
		City Clerk: Celeste Heath 703-248-5014 CH 10/4/18

REQUEST: Council is requested to grant first reading and refer to the Planning Commission, School Board, and Economic Development Authority an ordinance to amend the Official Zoning District Map to rezone approximately 34.65 acres of land at 7124 Leesburg Pike from R-1A, Low-Density Residential to B-2, Central Business. On August 13, 2018, City Council adopted Ordinance 1989 amending the B-2 district in the Zoning Ordinance. This zoning map amendment will apply these amended B-2 zoning rules to the George Mason High School campus.

RECOMMENDATION: Staff recommends that the City Council grant first reading to (TO18-11), refer the proposed amendments to the Planning Commission, School Board, and Economic Development Authority for comment and direct that second reading be scheduled for August 13, 2018.

Staff recommends the zoning map amendment because it is consistent with the Comprehensive Plan and Future Land Use Plan Map, and it will accommodate anticipated special exceptions and site plans for the economic development project and will permit additional height for the new,

vertical, high school site plan. Additional factors for supporting the rezoning include trends of growth or change and encouragement of the most appropriate use of land throughout the locality.

BACKGROUND: The subject site is the George Mason High School and Mary Ellen Henderson Middle School campus located at 7124 Leesburg Pike (RPC Nos. 51-221-001, 52-221-002 and 51-221-003). This property was added to the City through the 2013 Boundary Adjustment Agreement with Fairfax County. This agreement was adopted by the City Council in April 2013, approved by voter referendum on November 5, 2013 and approved by a Special Court appointed by the Virginia Supreme Court on December 13, 2013. Under the provisions of this agreement 70% of the property (approximately 24 acres) is to be used for school purposes and the remaining 30% of the property (approximately 10 acres) may be used for any purpose.

The site is currently zoned R-1A, Low-Density Residential, in accordance with a provision in the Zoning Ordinance that stipulates that property added to the City shall be zoned R-1A until otherwise classified (§48-205.(c)). The intent of the requested ordinance is to provide a suitable zoning district designation for the future of the land to reflect plans for a new high school, signal the City's intention to facilitate and support significant mixed-use development, and be consistent with recently adopted resolutions and an ordinance.

On August 8, 2016, City Council adopted Resolution 2016-36 amending Chapter 4 (Land Use and Economic Development) of the Comprehensive Plan to establish designated revitalization areas pursuant to Virginia Code §15.2-2303.4. The Broad Street Revitalization Area includes the subject site. The purpose of the Revitalization Area is to designate where redevelopment will be encouraged. The Revitalization Area encompasses mass transit, is oriented toward the most logical transit alternative, includes the opportunity for mixed-use development and allows for density greater than 3.0 floor area ratio (F.A.R.) in a portion thereof. Resolution 2016-36 also designated the entire City as an Urban Redevelopment Area, which allows the City to provide financial and other incentives to encourage redevelopment. Within the context of setting policies for development of the City, the Comprehensive Plan identifies several "Planning Opportunity Areas (POAs)" in the City. The Plan describes POAs as being areas where property is currently underutilized and redevelopment could help improve quality of life in the City and further the realization of the Plan's overall vision for the City.

On January 22, 2018, City Council adopted Resolution 2018-06 amending Chapter 4 of the Comprehensive Plan to add "Special Revitalization District for Education and Economic Development" with specific goals and strategies; and place designations of "Park & Open Space" with Two School Symbols (24.28 acres) and "Mixed-Use" (10.34 acres) within a "Special Revitalization District for Education and Economic Development" on the Future Land Use Plan Map for the subject site.

On August 13, 2018, City Council adopted Ordinance 1989 amending the B-2 district in the Zoning Ordinance. This amended text allows elementary and secondary schools up to seven stories to be built by-right in a "Special Revitalization District for Education and Economic Development." The new special exception provisions in B-2 require a minimum site area of five acres and would allow additional uses for sites designated "Special Revitalization District for Education and Economic Development" and designated "Mixed-Use" on the Future Land Use

Plan Map. These new provisions will be used for the economic development project and provide a more streamlined approach than the standard process.

Possible changes or growth in the area include applications to Fairfax County from WMATA to redevelop their properties in order to provide for more mixed-use and transit oriented development. Additionally, Virginia Tech is considering options for enhanced educational uses and incorporation of mixed-use development for their existing facility. Both of these properties are adjacent to the subject site.

STAFF ANALYSIS

Comprehensive Plan Analysis

The subject site has a Future Land Use Plan Map Designation of “Park and Open Space” with Two School Symbols and “Mixed-Use” and is located within a “Special Revitalization District for Education and Economic Development”. The proposed rezoning to B-2, Central Business is consistent with these designations and with the Comprehensive Plan amendments approved in Resolution 2018-06 which established goals and strategies for “Special Revitalization District for Education and Economic Development”. In part, this amendment included the goal to recognize the requirements set forth in the Voluntary Boundary Adjustment Agreement between the City of Falls Church and Fairfax County requiring that 70% of the area is used for school purposes and 30% for economic development purposes, while encouraging revitalization and further development.

The B-2 district permits public buildings and facilities (including schools) by-right, as well as elementary and secondary schools up to seven stories by-right in a “Special Revitalization District for Education and Economic Development”. These uses are consistent with the “Park and Open Space” with Two School Symbols designation on approximately 24 acres of the subject site. Additionally, the special exception provisions in B-2 providing for office, hotel, retail and multifamily residential uses are consistent with the “Mixed-Use” designation on approximately 10 acres of the subject site.

Official Zoning Map Amendments, City Code Criteria

The City Council may approve a rezoning of the subject property to change and amend the Official Zoning Map designation for the property as provided for in the City Code under Article II, Division 3, Amendments, Sections 48-85 thru 89.

A zoning map change or “Rezoning” from the existing R-1A, Low-Density Residential to B-2, Central Business for the three parcels is proposed. The rezoning will permit the new high school planned for a potential height of up to seven stories, and allow for the economic development project. That project will follow the recently adopted special exception application procedure, which requires properties to be within Business zoning districts to qualify.

Zoning map amendments are evaluated primarily on their conformance and compatibility with the comprehensive plan goals and objectives. As discussed above in the comprehensive plan

analysis, the project achieves conformance with the comprehensive plan providing the basis and justification for the rezoning.

FISCAL IMPACT: No direct fiscal impact for making these amendments to the Official Zoning Map.

TIMING:

- Zoning Map Amendment
 - October 3, 2018 Work Session
 - *October 9, 2018 1st Reading*
 - October 15, 2018 Planning Commission Work Session
 - November 5, 2018 Planning Commission Recommendation
 - November 13, 2018 Economic Development Authority
 - October/November School Board
 - November/December VDOT completed review of Traffic Impact Analysis
 - December 2nd Reading
- High School Construction
 - November 2018 Site Plan submittal
 - May 2019 Begin construction
- West Falls Church Redevelopment
 - October 2018 Proposal Selection
 - December 2018 Subdivision
 - May 2019 Council approval of SEE (entitlements)
- Small Area Plan for West End POAs (West of W&OD)
 - March 2019 Restart
 - Fall 2019 Adoption

ATTACHMENTS:

- Attachment 1 Plat of property to be rezoned
- Attachment 2 City of Falls Church Current and Proposed Rezoning Maps
- Attachment 3 City of Falls Church Future Land Use Plan Map
- Attachment 4 Fairfax County Zoning and Future Land Use Maps

(TO18-11)

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF FALLS CHURCH, VIRGINIA, BY REZONING A TOTAL OF APPROXIMATELY 34.6527 ACRES OF LAND FROM R-1A, LOW DENSITY RESIDENTIAL TO B-2, CENTRAL BUSINESS FOR THE PROPERTIES AT 7124 LEESBURG PIKE (REAL PROPERTY CODE NUMBERS 51-221-001, 52-221-002 AND 51-221-003), ON APPLICATION BY THE CITY OF FALLS CHURCH AND THE SCHOOL BOARD OF THE CITY OF FALLS CHURCH

THE CITY OF FALLS CHURCH HEREBY ORDAINS THAT upon application of the City of Falls Church and the School Board of the City of Falls Church, the Official Zoning District Map of the City of Falls Church, Virginia, is amended by rezoning of the following described property (also shown on Attachment 1) from R-1A, Low Density Residential District to B-2, Central Business District:

Description of the properties of the City of Falls Church and the School Board of the City of Falls Church, proposed to be rezoned from R-1A to B-2, City of Falls Church, Virginia:

Beginning at an iron pin found, said point the southwest corner of Parcel 2, Kiessling Tract as recorded in Deed Book 4171 at Page 38; thence with Parcel 2, S 50° 18' 33" E, 352.52 feet to a point; thence with Parcel 2, the same course continuing into the travelway of Haycock Road – Route 703, S 51° 36' 58" E, 565.28 feet to a point; thence through the travelway of Haycock Road – Route 703, S 35° 55' 12" W, 525.02 feet to a point; thence N 54° 04' 48" W, 6.00 feet to a point; thence S 37° 57' 32" W, 97.67 feet to a point; thence 27.36 feet with the arc of a curve bearing to the right and having a radius of 25.00 feet (tangent length 15.23 feet, chord length 26.02 feet, chord bearing N 75° 29' 08" W) to a point in the travelway in the east right-of-way line of Leesburg Pike – Route 7; thence with the right-of-way line of Leesburg Pike – Route 7, N 51° 20' 58" W, 1,197.42 feet to a point, said point being a corner of now-or-formerly Washington Metropolitan Area Transit Authority (WMATA) as recorded in Deed Book 5420 at Page 1226; thence with now-or-formerly WMATA, N 38° 39' 02" E, 37.16 feet to a point; thence 102.48 feet with the arc of a curve bearing to the left and having a radius of 61.47 feet (tangent length 67.69 feet, chord length 91.01 feet, chord bearing N 09° 06' 26" W) to a point; thence N 56° 51' 55" W, 274.13 feet to a point; thence 55.99 feet with the arc of a curve bearing to the right and having a radius of 347.65 feet (tangent length 28.05 feet, chord length 55.93 feet, chord bearing N 52° 15' 06" W) to a point in the east right-of-way line of Interstate Route 66 - Custis Memorial Parkway (shown as Ramp E on sheet 9a of the plans for Route 66, State Highway Project 0066-029-103, RW-202); thence with the east right-of-way line of Interstate Route 66, N 39° 12' 40" W, 36.74 feet to a point; thence N 19° 48' 16" W, 182.56 feet to a point; thence 124.97 feet with the arc of a curve bearing to the right and having a radius of 522.96 feet (tangent length 62.79 feet, chord length 124.67 feet, chord bearing N 04° 30' 15" W) to a point; thence 55.38 feet with the arc of a curve bearing to the right and having a

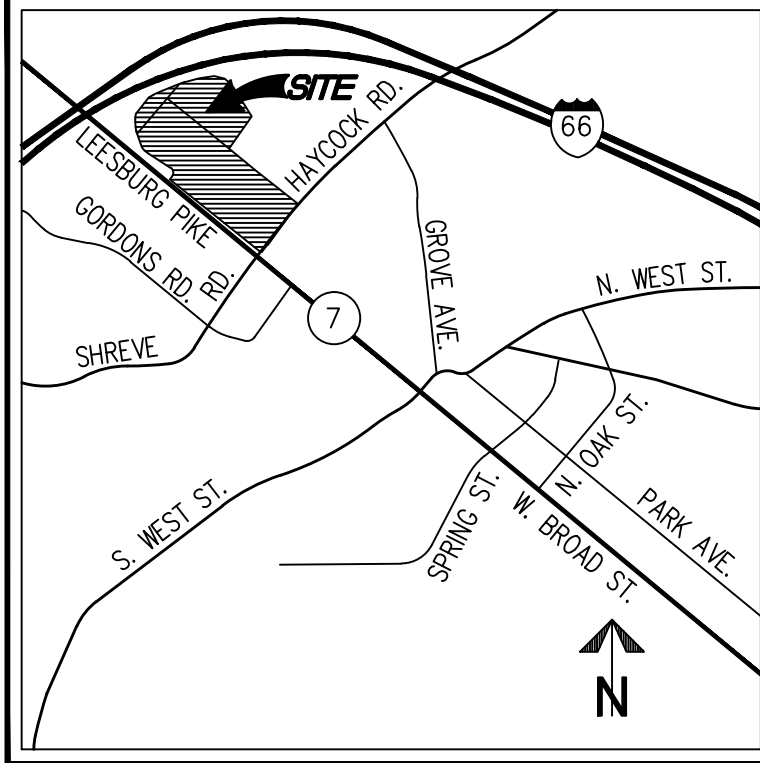
radius of 359.26 feet (tangent length 27.74 feet, chord length 55.32 feet, chord bearing N 06° 45' 27" E) to a point; thence N 38° 47' 47" E, 221.81 feet to a point, said point being a corner of now-or-formerly WMATA as recorded in Deed Book 5420 at Page 1210; thence 48.98 feet with the arc of a curve bearing to the right and having a radius of 347.65 feet (tangent length 24.53 feet, chord length 48.94 feet, chord bearing N 62° 03' 10" E) to a point; thence with now-or-formerly WMATA and continuing with additional land of now-or-formerly WMATA as recorded in Deed Book 5420 at Page 1210 and Deed Book 4228 at Page 539, the following courses and distances: 354.51 feet with the arc of a curve bearing to the right and having a radius of 5,670.71 feet (tangent length 177.32 feet, chord length 354.46 feet, chord bearing N 67° 52' 48" E) to a point; thence N 74° 41' 48" E, 156.93 feet to a point; thence N 82° 12' 06" E, 156.47 feet to a point; thence S 76° 56' 22" E, 111.68 feet to a point; thence S 49° 26' 04" E, 94.95 feet to a point; thence S 32° 19' 03" E, 391.04 feet to a point, said point being the northwest corner of Parcel 2, Kiessling Tract; thence with Parcel 2, S 34° 53' 47" W, 410.26 feet to the point of beginning and containing an area of 1,509,471 square feet, or 34.6527 acres, more or less.

1st Reading:

2nd Reading:

Adoption:

(TO18-11)



VICINITY MAP SCALE: 1"=2000'

NOTES

1. THE PROPERTIES SHOWN HERON ARE DESIGNATED BY THE CITY OF FALLS CHURCH, VIRGINIA, AS HAVING REAL PROPERTY CODE (RPC) NUMBERS 51-221-001, 51-221-002, AND 51-221-003, AND ARE ZONED R-1A PER THE CITY OF FALLS CHURCH ZONING MAP (A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR).
2. THE PROPERTIES ARE NOW IN THE NAME OF THE CITY OF FALLS CHURCH AS FOLLOWS:
A) RPC 51-221-001: DEED BOOK 733 AT PAGE 330 AND DEED BOOK 997 PAGE 40
B) RPC 51-221-002: DEED BOOK 1506 AT PAGE 350
C) RPC 51-221-003: DEED BOOK 2635 AT PAGE 342
ALL AMONG THE LAND RECORDS OF FAIRAX COUNTY, VIRGINIA.
3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH E (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED.
4. NO OBSERVED EVIDENCE WAS FOUND OF: RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS; PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION; RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. TOTAL AREA OF THE PROPERTY IS 1,509,471 SQUARE FEET OR 34.6527 ACRES.
6. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM AND AN AIRBORNE SURVEY PERFORMED BY MCKENZIE SNYDER, INC. THE AIRBORNE IMAGERY WAS OBTAINED ON FEBRUARY 13, 2018 AND THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
7. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, MAP NUMBER 51059C0165E, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE TITLE REPORT PREPARED BY WALKER TITLE, LLC, CASE NUMBER A1800149, EFFECTIVE DATE FEBRUARY 20, 2018.
9. BULK REGULATIONS (AS SPECIFIED BY THE CITY OF FALLS CHURCH ZONING ORDINANCE):
BUILDING HEIGHT: 45' OR 3 STORIES (NON RESIDENTIAL)
FRONT: 30'
SIDE: 25'
REAR: 40'
- A ZONING REPORT WAS NOT PROVIDED FOR THIS SURVEY. THE BUILDING SETBACKS ARE NOT GRAPHICALLY DEPICTED.
10. THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011)] (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY TO NOAA/NGS MONUMENT PID NUMBER DF9217; ZDC1 DC WAAS 1 CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994706. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT.
11. THE PROPERTY IS SUBJECT TO THE AGREEMENT OF SALE BETWEEN THE CITY OF FALLS CHURCH, VIRGINIA AND THE FAIRFAX COUNTY WATER AUTHORITY DATED JANUARY 3, 2014.

PARKING TABULATION

RPC: 51-221-001:	
REGULAR SPACES.....	417
BUS SPACES.....	24
RESERVED FOR DISABLED.....	11

TOTAL SPACES..... 452

PARKING COUNT IS BASED ON DISCERNIBLE STRIPING BASED WHOLLY OR SUBSTANTIALLY ON EACH PARCEL

BUS SPACES BASED ON USE AT TIME OF SURVEY

THERE ARE NO STRIPED SPACES ON 51-221-002 AND 51-221-003

DESCRIPTION

DESCRIPTION OF THE LAND OF THE CITY OF FALLS CHURCH (KNOWN AS GEORGE MASON HIGH SCHOOL AND MARRY ELLEN HENDERSON MIDDLE SCHOOL) LYING AND BEING SITUATE IN THE CITY OF FALLS CHURCH, VIRGINIA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND, SAID POINT THE SOUTHWEST CORNER OF PARCEL 2, KIESSLING TRACT AS RECORDED IN DEED BOOK 4171 AT PAGE 38; THENCE WITH PARCEL 2, S 50° 18' 33" E, 352.52 FEET TO A POINT; THENCE WITH PARCEL 2, THE SAME COURSE CONTINUING INTO THE TRAVELWAY OF HAYCOCK ROAD - ROUTE 703, S 51° 36' 58" E, 565.28 FEET TO A POINT; THENCE THROUGH THE TRAVELWAY OF HAYCOCK ROAD - ROUTE 703, S 35° 55' 12" W, 525.02 FEET TO A POINT; THENCE N 54° 04' 48" W, 6.00 FEET TO A POINT; THENCE S 37° 57' 32" W, 97.67 FEET TO A POINT; THENCE 27.36 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 25.00 FEET (TANGENT LENGTH 15.23 FEET, CHORD LENGTH 26.02 FEET, CHORD BEARING N 75° 29' 08" W) TO A POINT IN THE TRAVELWAY IN THE EAST RIGHT-OF-WAY LINE OF LEESBURG PIKE - ROUTE 7; THENCE WITH THE RIGHT-OF-WAY LINE OF LEESBURG PIKE - ROUTE 7, N 51° 20' 58" W, 1,197.42 FEET TO A POINT, SAID POINT BEING A CORNER OF NOW-OR-FORMERLY WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) AS RECORDED IN DEED BOOK 5420 AT PAGE 1226; THENCE WITH NOW-OR-FORMERLY WMATA, N 38° 39' 02" E, 37.16 FEET TO A POINT; THENCE 102.48 FEET WITH THE ARC OF A CURVE BEARING TO THE LEFT AND HAVING A RADIUS OF 61.47 FEET (TANGENT LENGTH 67.69 FEET, CHORD LENGTH 91.01 FEET, CHORD BEARING N 09° 06' 26" W) TO A POINT; THENCE N 56° 51' 55" W, 274.13 FEET TO A POINT; THENCE 55.99 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 347.65 FEET (TANGENT LENGTH 28.05 FEET, CHORD LENGTH 55.93 FEET, CHORD BEARING N 52° 15' 06" W) TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 66 - CUSTIS MEMORIAL PARKWAY (SHOWN AS RAMP E ON SHEET 9A OF THE PLANS FOR ROUTE 66, STATE HIGHWAY PROJECT 0066-029-103, RW-202); THENCE WITH THE EAST RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 66, N 39° 12' 40" W, 36.74 FEET TO A POINT; THENCE N 19° 48' 16" W, 182.56 FEET TO A POINT; THENCE 124.97 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 522.96 FEET (TANGENT LENGTH 62.79 FEET, CHORD LENGTH 124.67 FEET, CHORD BEARING N 04° 30' 15" W) TO A POINT; THENCE 55.38 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 359.26 FEET (TANGENT LENGTH 27.74 FEET, CHORD LENGTH 55.32 FEET, CHORD BEARING N 06° 45' 27" E) TO A POINT; THENCE N 38° 47' 47" E, 221.81 FEET TO A POINT, SAID POINT BEING A CORNER OF NOW-OR-FORMERLY WMATA AS RECORDED IN DEED BOOK 5420 AT PAGE 1210; THENCE 48.98 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 347.65 FEET (TANGENT LENGTH 24.53 FEET, CHORD LENGTH 48.94 FEET, CHORD BEARING N 62° 03' 10" E) TO A POINT; THENCE WITH NOW-OR-FORMERLY WMATA AND CONTINUING WITH ADDITIONAL LAND OF NOW-OR-FORMERLY WMATA AS RECORDED IN DEED BOOK 5420 AT PAGE 1210 AND DEED BOOK 4228 AT PAGE 539, THE FOLLOWING COURSES AND DISTANCES:354.51 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 5,670.71 FEET (TANGENT LENGTH 177.32 FEET, CHORD LENGTH 354.46 FEET, CHORD BEARING N 67° 52' 48" E) TO A POINT; THENCE N 74° 41' 48" E, 156.93 FEET TO A POINT; THENCE N 82° 12' 06" E, 156.47 FEET TO A POINT; THENCE S 76° 56' 22" E, 111.68 FEET TO A POINT; THENCE S 49° 26' 04" E, 94.95 FEET TO A POINT; THENCE S 32° 19' 03" E, 391.04 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL 2, KIESSLING TRACT; THENCE WITH PARCEL 2, S 34° 53' 47" W, 410.26 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 1,509,471 SQUARE FEET, OR 34.6527 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT

EASEMENT TABLE

TM: 51-221-001 / CASE #A1800149

DEED BOOK	PAGE	TYPE	STATUS
736	392	VEPCO	DOES NOT AFFECT
1146	390	VEPCO	*SHOWN APPROX.*
2535	383	VEPCO	*SHOWN APPROX.*
2920	275	VEPCO	*SHOWN APPROX.*
2987	734	VEPCO	*SHOWN APPROX.*
5429	1528	VEPCO	NOT PLOTTABLE
5454	108	VEPCO	*SHOWN APPROX.*
1848	185	WGOCO	SHOWN
2925	311	WGOCO	SHOWN
2425	472	SANITARY	SHOWN
9555	20	INGRESS-EGRESS, SLOPE & LANDSCAPE, STORM DRAINAGE	SHOWN
17172	1889	FUTURE STREET DEDCIATION, PUBLIC ACCESS	SHOWN
2516	145	LIMITED ACCESS/TEMPORARY CONSTRUCTION	SHOWN/DOES NOT AFFECT
5420	1235	SLOPE	SHOWN
7535	1001	WATERLINE	SHOWN
9555	20	INGRESS-EGRESS, SLOPE & LANDSCAPE, STORM DRAINAGE	SHOWN
9555	2005	WATERLINE	SHOWN
7549	986	CBP TELEPHONE	SHOWN
7542	1798	PERPETUAL STREET EASEMENT	SHOWN
7814	758	CONFIRMS 7750/462 - TAKE, WGOCO	SHOWN
15745	830	SWM AGREEMENT	NOT PLOTTABLE
15745	833	SWM AGREEMENT	NOT PLOTTABLE
23190	1865	SWM AGREEMENT	NOT PLOTTABLE
23520	149	FCWA	DOES NOT AFFECT
23555	2115	JURISDICTIONAL LINE ADJUSTMENT	DOES NOT AFFECT

TM: 51-221-002 / CASE #A1800149

1506	350	RESERVATION	NOT PLOTTABLE
5326	612	CORRECTS 1506/350	NOT PLOTTABLE
2612	156	LIMITED ACCESS HIGHWAY	DOES NOT AFFECT
2535	383	VEPCO	*SHOWN APPROX.*
5420	1218	SLOPE	SHOWN
9555	2022	STORM DRAINAGE	SHOWN
18606	1546	SWM AGREEMENT	NOT PLOTTABLE
19104	674	SWM AGREEMENT	NOT PLOTTABLE
23555	2115	JURISDICTIONAL LINE ADJUSTMENT	DOES NOT AFFECT

TM: 51-221-003 / CASE #A1800149

720	366	VEPCO	NOT PLOTTABLE
1099	27	VEPCO	NOT PLOTTABLE
2694	233	SANITARY	SHOWN
5420	1218	SLOPE	SHOWN
2403	82	LIMITED ACCESS HIGHWAY	SHOWN
23555	2115	JURISDICTIONAL LINE ADJUSTMENT	DOES NOT AFFECT

* EASEMENT LOCATION IS SHOWN APPROXIMATE BASED ON GRAPHIC REPRESENTATION ONLY IN THE RECORD DOCUMENT AND/OR FIELD EVIDENCE OF THE UTILITY FOR WHICH IT WAS CREATED

SURVEYOR'S CERTIFICATE

TO (i) THE CITY OF FALLS CHURCH AND (ii) WALKER TITLE, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(i), 7(c), 8, 9, 13, AND 15 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 20, 2018.



ALTA/NSPS LAND TITLE SURVEY
ON THE PROPERTY OF
CITY OF FALLS CHURCH
KNOWN AS
GEORGE MASON HIGH SCHOOL
THE CITY OF FALLS CHURCH, VIRGINIA

REVISIONS

NO.	DESCRIPTION	DATE

WALTER L. PHILLIPS
INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

DATE: MARCH 20, 2018

SCALE: 1"=40'

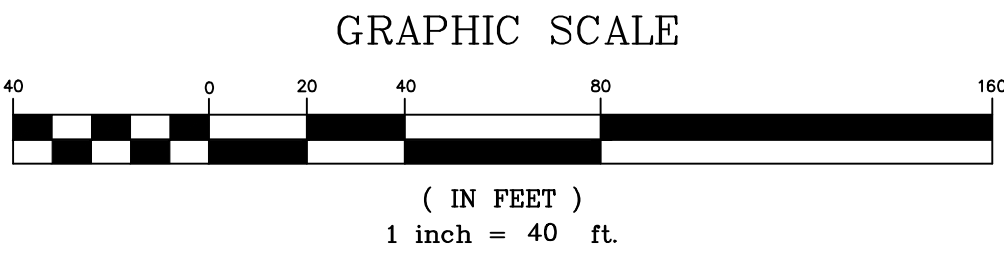
DRAWN: DISH

LEGEND

- AC..... AIR CONDITIONER
APPROX.LOC..... APPROXIMATE LOCATION
ASPH..... ASPHALT
BFA..... BUILDING FOOTPRINT AREA
CFC..... CITY OF FALLS CHURCH
CLF..... CHAINLINK FENCE
CO..... CLEANOUT
CONC..... CONCRETE
DB..... DEED BOOK
EHH..... ELECTRIC HANDHOLE
EM..... ELECTRIC METER
ENTR..... ENTRANCE
EP..... EDGE OF PAVEMENT
ESMT..... EASEMENT
EHH..... ELECTRIC HANDHOLE
FC..... HEADER CURB
FDC..... FIRE DEPARTMENT CONNECTION
FP..... FLAG POLE
GEN..... GENERATOR
GM..... GAS METER
GV..... GAS VALVE
GVP..... GAS VENT PIPE
HGT..... HEIGHT
HW..... HEADWALL (STORM)
IPF..... IRON PIN FOUND (PROPERTY CORNER)
IPS..... IRON PIN SET (PROPERTY CORNER)
JB..... JUNCTION BOX
N/F..... NOW OR FORMERLY
PG..... PAGE
POB..... POINT OF BEGINNING
RET..... RETAINING WALL
SD..... STORM SEWER STRUCTURE
SMH..... SANITARY SEWER STRUCTURE
SN..... SIGN
SQ.FT..... SQUARE FEET
SW..... SIDEWALK
TCB..... TRAFFIC CONTROL BOX
TD..... TRENCH DRAIN
TRANS..... ELECTRIC TRANSFORMER
TRLP..... TRAFFIC LIGHT/SIGNAL POLE
TSA..... TRAFFIC SIGNAL ARM
UHH..... UTILITY HANDHOLE
WM..... WATER METER
WV..... WATER VALVE
FIRE HYDRANT
DOORWAY/ENTRANCE
UTILITY POLE
LIGHT POLE
TELECOMMUNICATIONS PEDESTAL
FENCE
GUY WIRE
OVERHEAD WIRES
CURB AND GUTTER
BOLLARD
POST
SIGN
ELECTRIC MANHOLE
TELECOMMUNICATIONS MANHOLE
UTILITY MANHOLE
WATER MANHOLE
RESERVED FOR HANDICAPPED

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C7	5670.71'	354.51'	3°34'55"	177.31'	354.46'	N67°52'48"E
C7A	5670.71'	292.22'	2°57'09"	146.14'	292.19'	N67°33'55"E
C7B	5670.71'	62.29'	0°37'46"	31.15'	62.29'	N69°21'23"E



N/F WASHINGTON METROPOLITAN
AREA TRANSIT AUTHORITY
DB 5420 PG 1210

CUSTIS MEMORIAL HIGHWAY - INTERSTATE ROUTE 66
(VARIABLE WIDTH LIMITED ACCESS HIGHWAY)

N/F WASHINGTON METROPOLITAN
AREA TRANSIT AUTHORITY
DB 5420 PG 1210

N/F WASHINGTON METROPOLITAN
AREA TRANSIT AUTHORITY
DB 4228 PG 539

RPC: 51-221-002
364,519 SQ.FT. OR 8.3682 ACRES
NO ADDRESS POSTED

MATCH SHEET 3

ALTA/NSPS LAND TITLE SURVEY

ON THE PROPERTY OF
CITY OF FALLS CHURCH
KNOWN AS
GEORGE MASON HIGH SCHOOL
THE CITY OF FALLS CHURCH, VIRGINIA

REVISIONS

NO.	DESCRIPTION	DATE

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: MARCH 20, 2018
SCALE: 1" = 40'

DAVID N. SHERWOOD
Lic. No. 3244
03/20/2018

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

CUSTIS MEMORIAL HIGHWAY
- INTERSTATE ROUTE 66
(VARIABLE WIDTH LIMITED ACCESS HIGHWAY)

SLOPE ESMT
DB 5420 PG 1218

RAMP E

RPC: 51-221-003
68,688 SQ.FT. OR 1.5998 ACRES
NO ADDRESS POSTED

25' SANITARY SEWER ESMT
DB 2694 PG 233

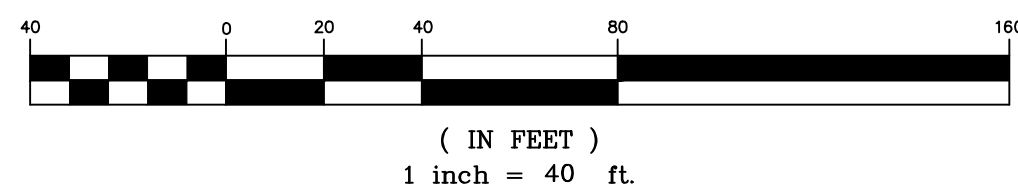
YCS 1993 - NORTH 2018

COMMONWEALTH
OF VIRGINIA

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C2	61.47'	102.47'	95°30'57"	67.69'	91.01'	N09°06'27"W
C3	347.65'	55.99'	91°33'38"	28.05'	55.93'	N52°15'06"W
C4	522.96'	124.97'	13°41'31"	62.78'	124.67'	N04°30'15"W
C5	359.26'	55.38'	8°49'53"	27.74'	55.32'	N06°45'27"E
C6	347.65'	48.98'	8°04'21"	24.53'	48.94'	N62°03'10"E
C7	5670.71'	354.51'	3°34'55"	177.31'	354.46'	N67°52'48"E
C7A	5670.71'	292.22'	2°57'09"	146.14'	292.19'	N67°33'55"E
C7B	5670.71'	62.29'	0°37'46"	31.15'	62.29'	N69°21'23"E

GRAPHIC SCALE



N/F WASHINGTON METROPOLITAN
AREA TRANSIT AUTHORITY
DB 5420 PG 1226

LEESBURG PIKE - ROUTE 7
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

N/F CITY OF FALLS CHURCH
DB 733 PG 330

MATCH SHEET 2

RPC: 51-221-001
1,075,264 SQ.FT. OR 24.6847 ACRES

APPROX. LOC.
Q. VERPOO ESMT
DB 2535 PG 383

25' SANITARY SEWER ESMT
DB 2425 PG 472

SLOPE ESMT
DB 5420 PG 1235

N36°39'02"E
37.16'

FCWA ESMT
DB 23520 PG 149

WGL ESMT
DB 2925 PG 311

N51°20'58"W 1,197.42'

CONC SW

CONC SW

CONC SW

CONC SW

CONC SW

CONC SW

CONC SW

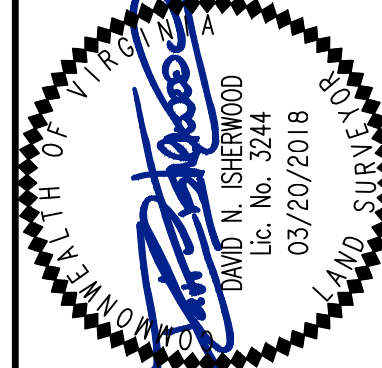
CONC SW

ALTA/NSPS LAND TITLE SURVEY

ON THE PROPERTY OF
CITY OF FALLS CHURCH
KNOWN AS
GEORGE MASON HIGH SCHOOL
THE CITY OF FALLS CHURCH, VIRGINIA

REVISIONS

NO.	DESCRIPTION	DATE
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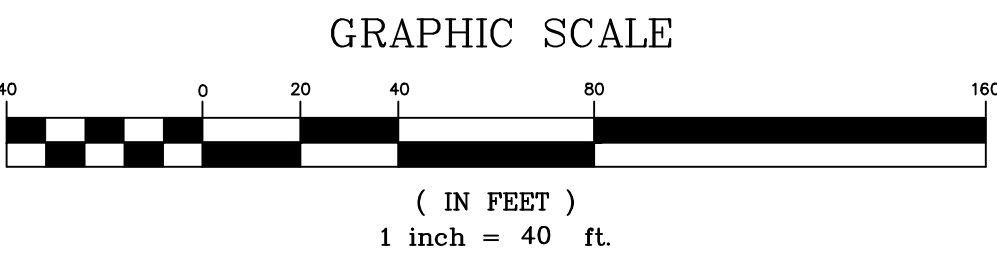
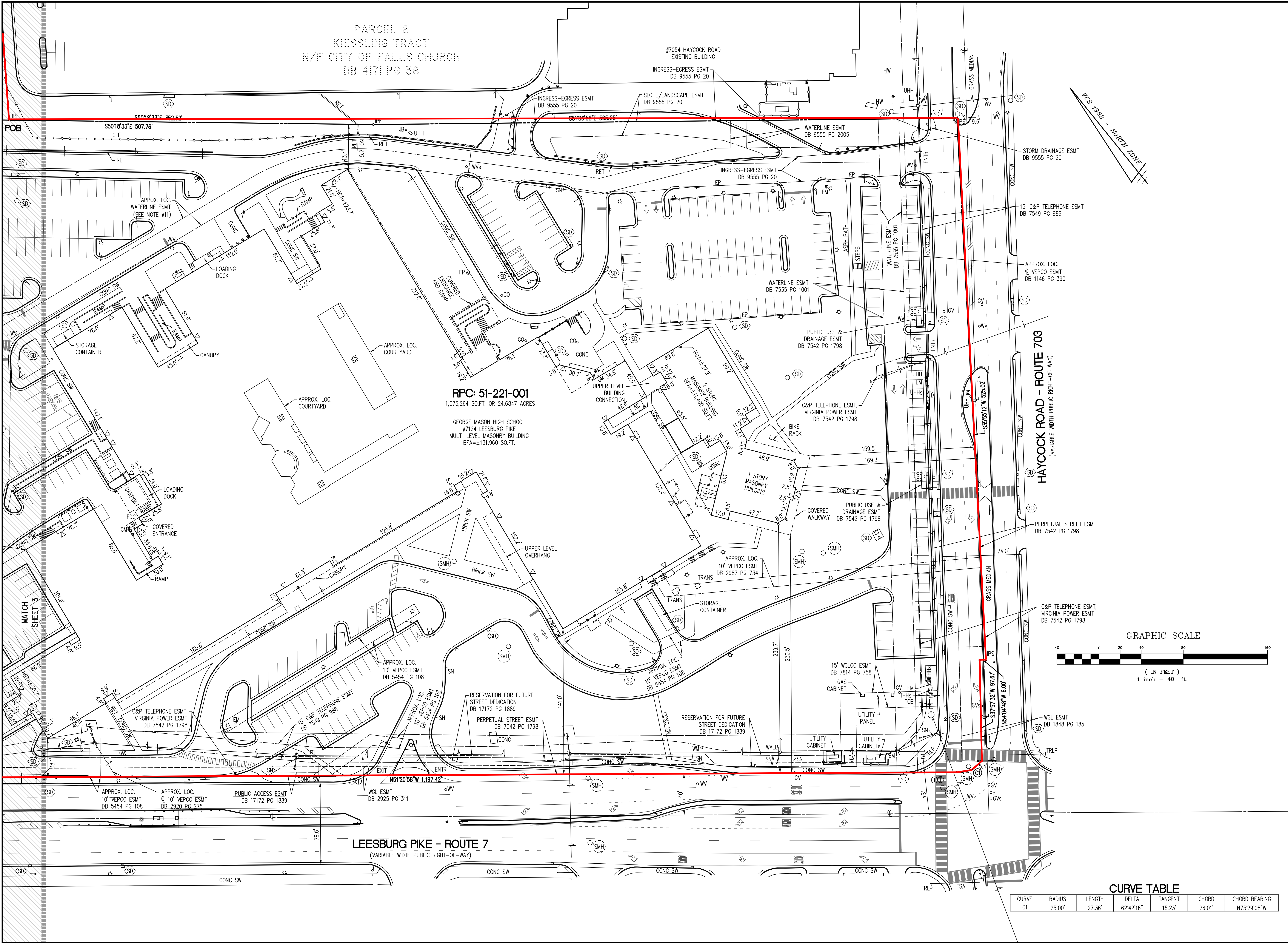


WALTER L. PHILLIPS
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ESTABLISHED 1945
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Landscape Architects • Arborists
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FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

DATE: MARCH 20, 2018

SCALE: 1" = 40'

DRAWN: DISH

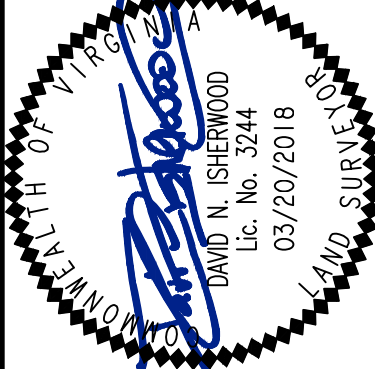


CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	27.36'	62°42'16"	15.23'	26.01'	N75°29'08"W

ALTA/NSPS LAND TITLE SURVEY
ON THE PROPERTY OF
CITY OF FALLS CHURCH
KNOWN AS
GEORGE MASON HIGH SCHOOL
THE CITY OF FALLS CHURCH, VIRGINIA

REVISIONS

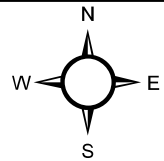
NO.	DESCRIPTION	DATE



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DATE: MARCH 20, 2018
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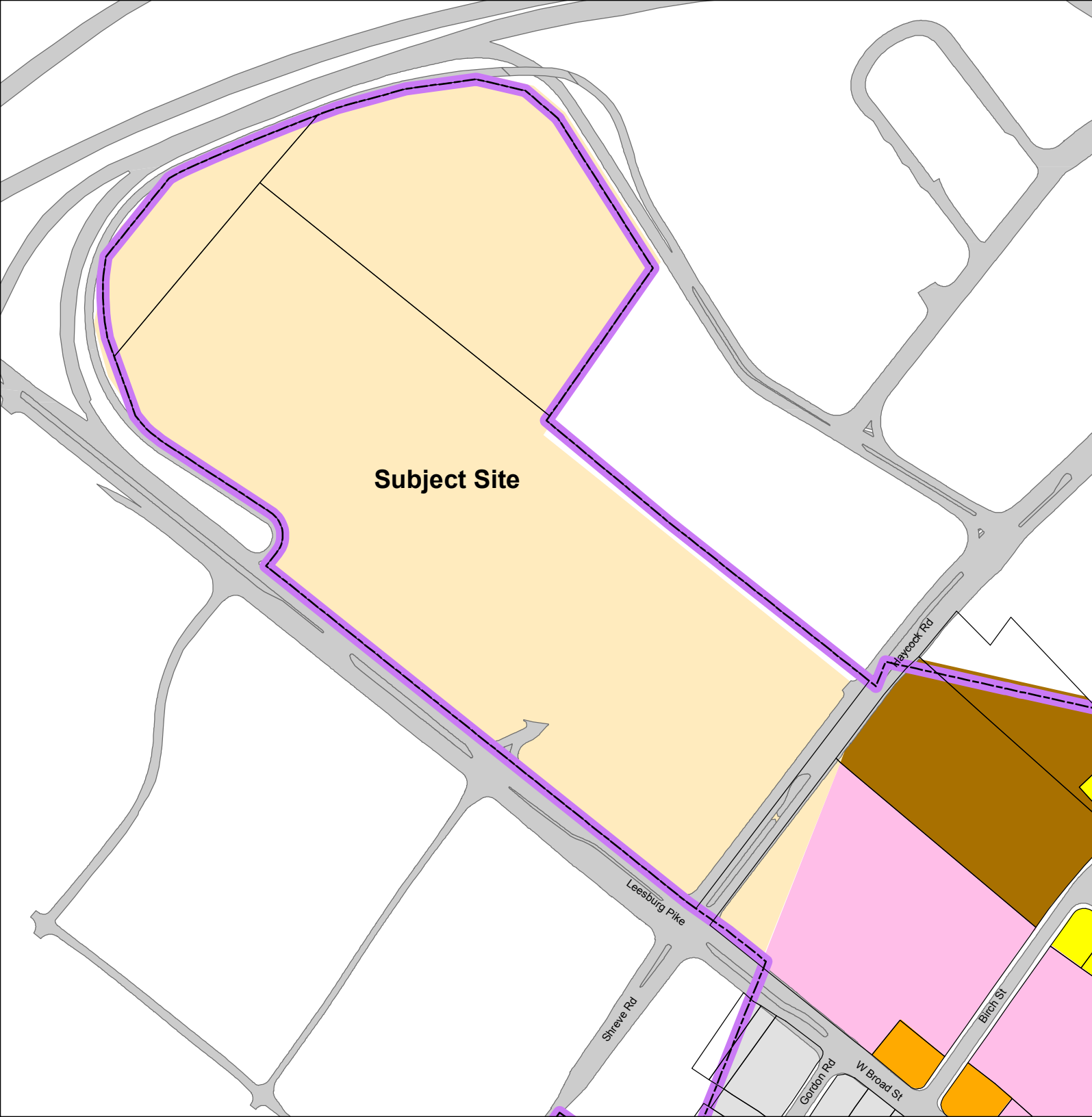
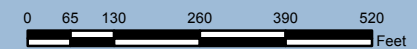
Current Zoning

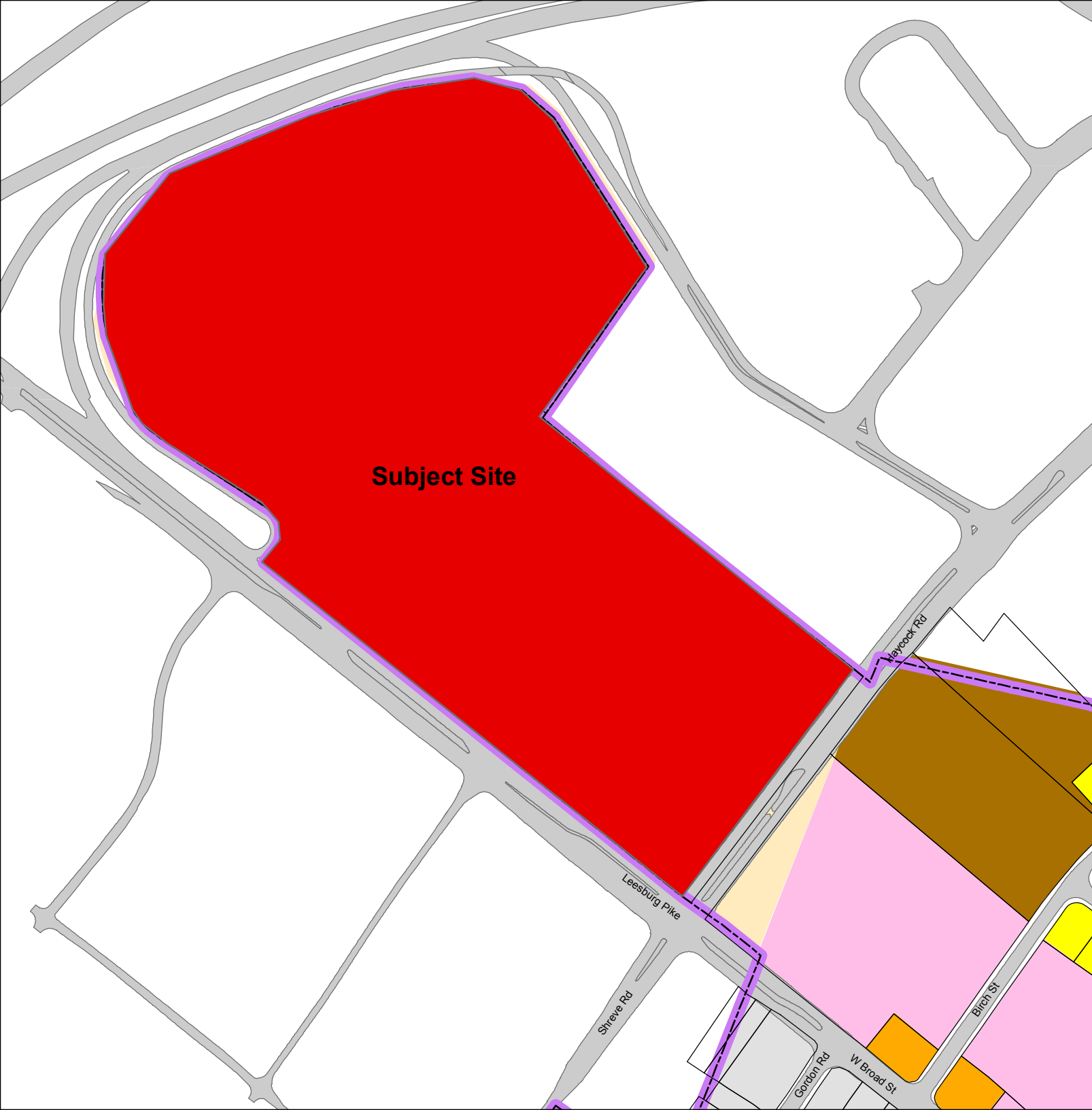
Property
OverviewCity of
Falls Church

Legend

Zoning District

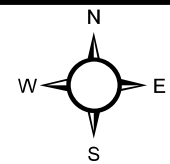
- B-1, Limited Business
- B-2, Central Business
- B-3, General Business
- C-D, Creative Development
- M-1, Light Industry
- O-D, Official Design
- R-1A, Low Density Residential
- R-1B, Medium Density Residential
- R-C, Cluster Residence
- R-M, Multifamily Residential
- R-TH, Townhouse Residence
- T-1, Transitional
- T-2, Transitional





Proposed Zoning

Property Overview

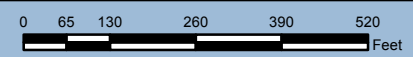


City of Falls Church

Legend

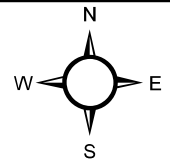
Zoning District

- B-1, Limited Business
- B-2, Central Business
- B-3, General Business
- C-D, Creative Development
- M-1, Light Industry
- O-D, Official Design
- R-1A, Low Density Residential
- R-1B, Medium Density Residential
- R-C, Cluster Residence
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- R-TH, Townhouse Residence
- T-1, Transitional
- T-2, Transitional














Future Land Use

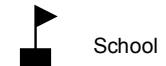
Property Overview

City of
Falls Church

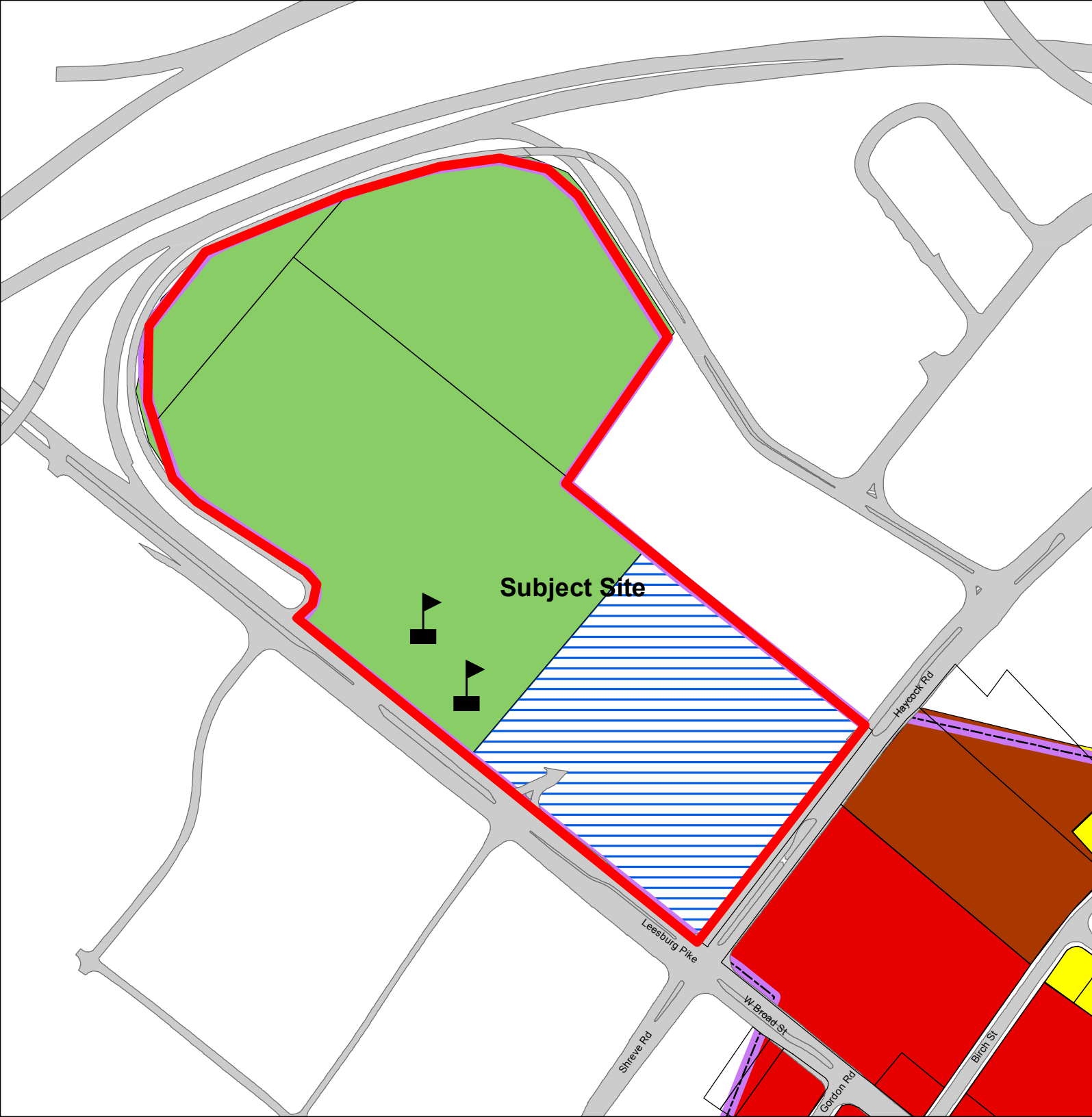
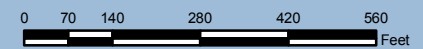
Legend

Future Land Use

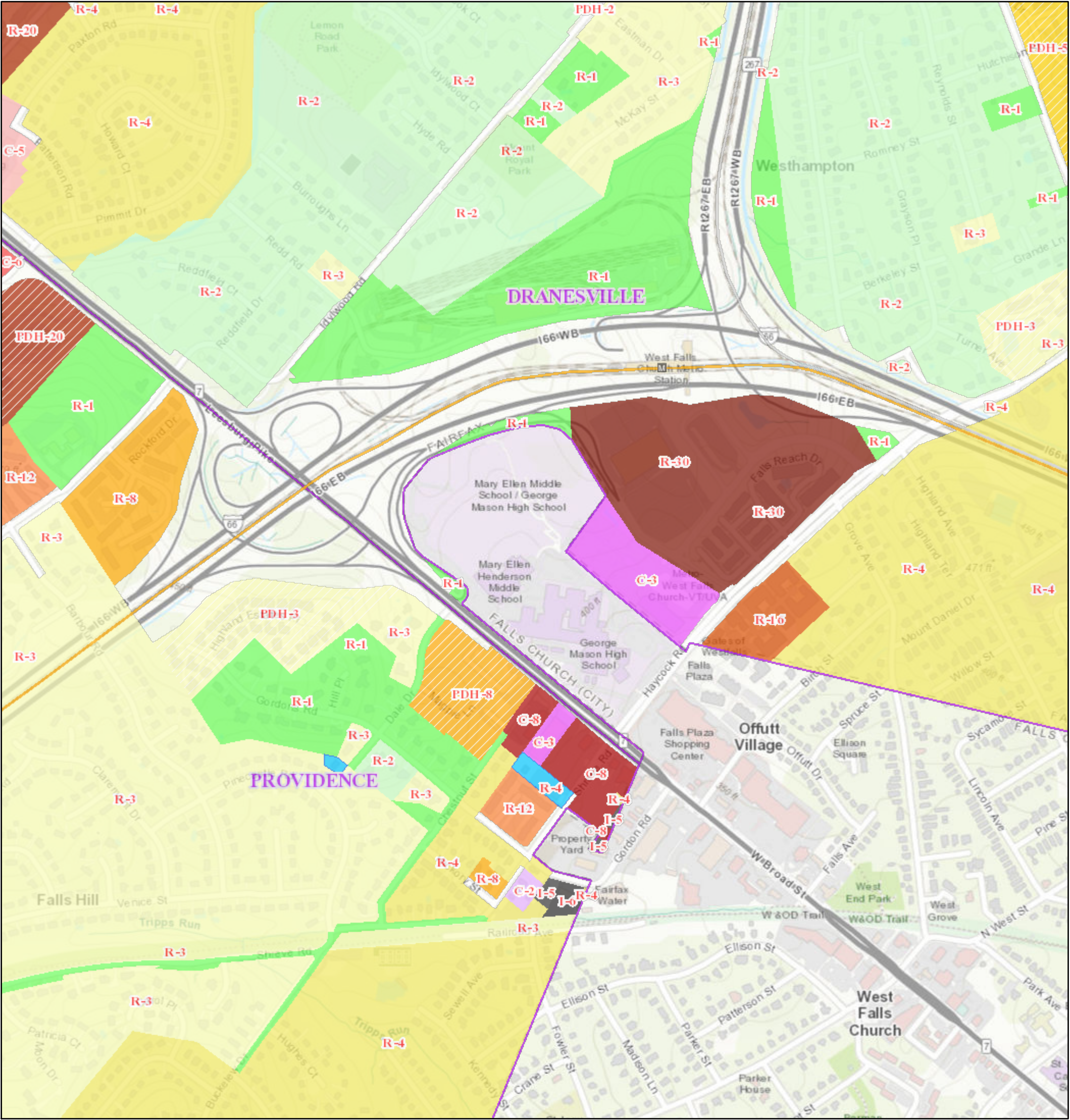
-  Business
-  High Density Residential
-  Low Density Residential (4.0)
-  Low Density Residential (6.0)
-  Medium Density Residential
-  Mixed-Use
-  Park and Open Space
-  Private Institutions
-  Public Facilities and Institutions
-  Transitional
-  Special Revitalization District for Education and Economic Development



School



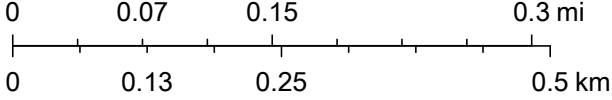
Fairfax County Zoning Map



9/27/2018, 3:53:21 PM

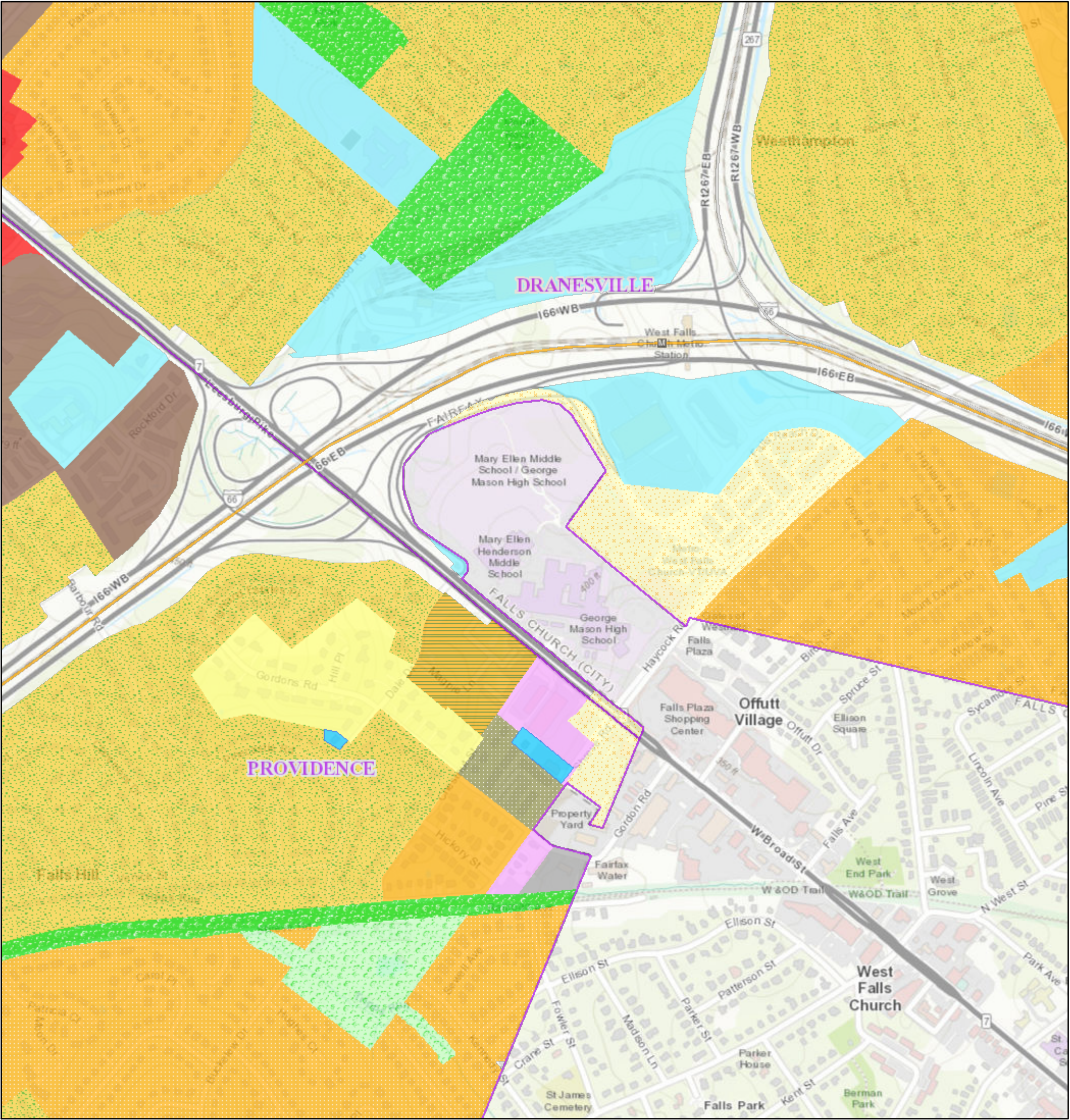
Zoning Districts	I-6	PDH-40	R-12
C-1	PDC	PRM	R-16
C-2	PTC	PRC	R-20
C-3	PDH-1	R-A	R-30
C-4	PDH-2	R-P	R-MHP
C-5	PDH-3	R-C	Pending Zoning Applications
C-6	PDH-4	R-E	Supervisor Districts
C-7	PDH-5	R-1	Supervisor Offices
C-8	PDH-8	R-2	Future Metrorail
I-1	PDH-12	R-3	Future Metrorail Stations
I-2	PDH-16	R-4	Metrorail
I-3	PDH-20	R-5	Silver
I-4	PDH-30	R-8	Orange
I-5			Blue

1:9,028



County of Fairfax, VITA, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Fairfax County Future Land Use Map



9/27/2018, 3:51:34 PM

Comprehensive Plan Base

Fairfax Center Area

.1-.2 DU/AC

.2-.5 DU/AC

.5-1 DU/AC

1-2 DU/AC

2-3 DU/AC

3-4 DU/AC

4-5 DU/AC

5-8 DU/AC

8-12 DU/AC

12-16 DU/AC

16-20 DU/AC

20+ DU/AC

RPC

Office

Retail and Other

Industrial

Public Parks

Private Recreation

Private Open Space

Public Facilities

Mixed Uses

Alternative Uses

Pending Zoning Applications

Supervisor Districts

Supervisor Offices

Future Metrorail

Future Metrorail Stations

Metrorail

Silver

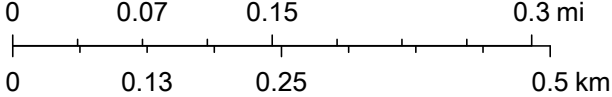
Orange

Blue

Yellow

Metrorail Stations

1:9,028



County of Fairfax, VITA, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Fairfax County, Virginia; Department of Planning and Zoning
County of Fairfax, VITA, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | The data set was created by Analytical Surveys Incorporated (ASI) and Landata under contract to Fairfax